

National Trust Cottages Accessibility Guide

**Kingfisher View
Malmsmead
Exmoor**

South West Region

Cottage Ref: 012052



Introduction

- Kingfisher is furnished for 6 people. It is located on the north side of Exmoor near the entrance to the Lorna Doone Valley on the side of Badgworthy Water. Nearby is the National Trust Tea Room (Buttery) and another holiday cottage (Riverside)
- The property has good lighting and contrast throughout
- There is air source heating and hot water
- Depending on the provider the mobile reception is intermittent. There is no telephone; wifi is available in the apartment. It can be turned off

The accommodation comprises the following:

Ground level

- External staircase to rear of building to entrance door

First floor

- Three bedrooms: two double, one twin, lounge, kitchen-dining area, one bathroom and one shower room. Each has a toilet

Pre-Arrival

- See the main webpage for booking and location details

- Please contact us prior to booking if you have any specific access requirements
- Directions provided with booking

Approach

From the A39 the turn-off to Oare and the Lorna Doone Valley the road is narrow with passing places. To reach the cottage from Oare there is either a narrow hump back bridge (width 7' 6" – 2.3m) or via a ford - subject to water level to cross. If approaching from Brendon the road is also narrow with passing places.



Bridge



Ford

Arrival & Parking Facilities

- There is a small parking area close to the property. The surface in the car park is uneven
- From the car park there is level access on a hard surface walk way to the external staircase to the front door
- The key safe is at the top of the external steps and to the left of the front door. It is operated by a spin dial combination lock mechanism. A torch is recommended, especially if arriving in the dark, as the numbers on the lock can be difficult to see



Rear walk way

Getting in (and out) of the cottage

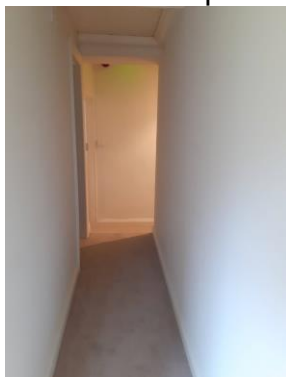
- External staircase with 11 steps each of 210mm. Handrail to the right
- The staircase is covered by a PIR sensor light

- The front door is 700mm wide. It has a lever handle



Getting around the cottage

- Front door enters in to small hallway and corridor.
- Small corridor passes the bathroom and leads to main central landing off which all rooms are located
- There is a step down from the access corridor to the central landing of 250mm
- Floor coverings are carpet and vinyl wood effect in the kitchen and bathrooms
- There is a small step up on the landing when moving from the kitchen/lounge to the bedrooms and shower room of 70mm.
- There is step up when moving from the landing to the kitchen area of 220mm
- The internal door widths are a minimum of 680mm wide
- The height of wall light switches is 1300mm
- Internal door handles are twist mechanism
- Window restrictor protection locks on windows looking towards the river



From front door



Step on to landing

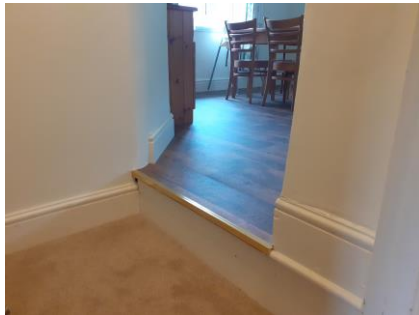


Main landing

Open Plan Kitchen and Dining Area

- Access from landing by step of 220mm

- Height of main worktop is 900mm from floor level. There are two store cupboards beneath the work top. Several wall mounted cupboards higher than work top. Microwave on top
- Power sockets around the work top
- Stainless steel sink with twist taps
- Standalone island with cupboards and drawers. Work height is 940mm and height of 2 stools is 660mm. Integrated electric cooker and a ceramic hob with 4 hot spots. Cooker hood with light
- Free standing fridge-freezer – freezer section on bottom
- Front loading washing machine
- Under counter dishwasher
- Large 6ft table – 6 chairs without arms. Table height is 760mm and chairs 460mm
- Ceiling lights – one is a strip light



Lounge

- Large corner sofa. Seat height 430mm
- One arms chair. Seat height 430mm
- Side tables with table lamp with button switches
- Free standing lamp with bottom switch
- 42inch SMART TV
- Two ceiling lights



Twin Bedroom (next to lounge)

- Two 3ft single beds. Medium mattress – height 580mm. No space under beds
- 2 x bedside cabinets (with 3 drawers), each with a lamp with twist controls
- Wall mounted hanging hooks – 4. Height 1650mm
- One chair – no arms
- Single ceiling light



Double Bedroom (middle bedroom)

- 4.6ft double bed in a central position in the room. Space under is 280mm
- Medium mattress – Height is 580mm
- 2 x bedside cabinets (with 3 drawers), each with a lamp with twist controls
- Chair without arms
- Hanging hook on back of door. Height is 1700mm
- Single ceiling light



Double Bedroom (furthest from lounge)

- 5 foot double bed in a central position in the room.
- Mattress height is 560mm
- 2 x bedside cabinets (with 3 drawers), each with a lamp with twist controls
- Dressing table, with small mirror and four drawers

- Wooden chair with no arms
- Wall mounted hanging hooks
- Single ceiling light



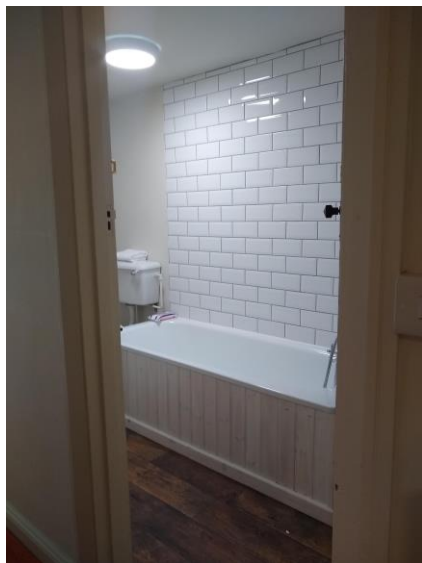
Shower Room

- Step up from landing 170mm
- Adjustable height electric power shower – 180mm step-in threshold. Slide opening doors
- Shower has twist controls. Height of controls is 1500mm
- Hand basin is 790mm from floor level with twist taps. Mirror wall mounted above
- Toilet seat height 420mm. Press button flush
- Glass bathroom ceiling light



Bathroom

- Bath 5ft. Side height is 510mm. Twist control taps. Taps combines with hand use shower fitting
- Toilet seat height is 420mm. Press button flush.
- Basin height is 780mm. Twist control taps. Mirror wall mounted above basin



Garden:

No dedicated garden, but there is a table and seating at the grass close to the bottom of the entrance steps



Additional Information

- Assistance dogs are welcome at all our cottages
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect
- Mobile telephone signal is very unreliable at Riverside Cottage and depends on your network.

Facilities at all cottages

In addition to the standard equipment and facilities, each cottage is equipped with the following:

- Cordless kettle
- Chair with armrests in living room.
- Good reading light
- Non-slip mat for bath/shower

- Non-slip place mat
- Information in alternative formats (on request)

We aim to provide these items in all cottages but please check when booking as to their availability and to check if new items have been added to the list.

Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<https://www.redcross.org.uk/get-help/borrow-a-wheelchair>

<https://www.redcross.org.uk/get-help/hire-a-toilet-aid>

Future Plans to improve Access to NT Holiday Cottages

- We are currently in the process of writing accessibility guides for all our holiday cottages and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access to all our cottages. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the cottage that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Phone: 0344 8002070

Email: holiday.enquiries@nationaltrust.org.uk

Access for All at the National Trust

- The Access for All office works to improve access at all National Trust cottages and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: accessforall@nationaltrust.org.uk

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